112.0	0003	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	961,200	/	961,200
USE VALUE:	961,200	/	961,200
ASSESSED:	961,200	/	961,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHLOSSER IRA/ TRUSTEE
Owner 2:	IRA SCHLOSSER &SOMPHIT CHINKAM
Owner 3:	REVOCABLE LIVING TRUST
Street 1:	20 PHILEMON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHLOSSER IRA/ETAL -
Owner 2:	CHINKAN SOMPHIT -
Street 1:	20 PHILEMON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 3136 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12200.000	411,000		550,200	961,200
Total Card	0.280	411,000		550,200	961,200
Total Parcel	0.280	411,000		550,200	961,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.51 | /Parcel: 306.5

Legal Description

User Acct

71031

GIS Ref

GIS Ref

Insp Date

11/30/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 112.0-0003-0004.A

!8673!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	411,000	0	12,200.	550,200	961,200	961,200	Year End Roll	12/18/2019
2019	101	FV	305,200	0	12,200.	542,300	847,500	847,500	Year End Roll	1/3/2019
2018	101	FV	305,200	0	12,200.	416,600	721,800	721,800	Year End Roll	12/20/2017
2017	101	FV	305,200	0	12,200.	393,000	698,200	698,200	Year End Roll	1/3/2017
2016	101	FV	305,200	0	12,200.	361,600	666,800	666,800	Year End	1/4/2016
2015	101	FV	297,500	0	12,200.	338,000	635,500	635,500	Year End Roll	12/11/2014
2014	101	FV	297,500	0	12,200.	311,300	608,800	608,800	Year End Roll	12/16/2013
2013	101	FV	297,500	0	12,200.	311,300	608,800	608,800		12/13/2012

PRINT

Date	Time
12/10/20	23:13:16

LAST REV

Date	Time
09/04/19	11:51:52

apro

USER DEFINED

Prior Id # 1:	71031
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8673

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHLOSSER IRA/E	68721-39		1/6/2017	Convenience	1	No	No		
GOOD DAVID/ETAL	29440-506		11/30/1998		297,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2014	1114	Manual	8,600		9/4/2004			Remove bedroom cei
10/19/2009	1012	Siding	66,102					

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Meas/Inspect	HS	Hanne S
11/26/2008	Meas/Inspect	163	PATRIOT
3/11/2000	Inspected	276	PATRIOT
2/3/2000	Measured	264	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12200		Sq. Ft.	Site		0	70.	0.64	6									550,198						550,200	

Total AC/HA:	0.28007	Total SF/SM:	12200	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	550,198	Spl Credit		Total:	550,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06799364
Const Adj.:	0.99890995
Adj $ / SQ:	133.354
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504911
Depreciation:	93914
Depreciated Total:	410998

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7		BRs:	4		Baths:	2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

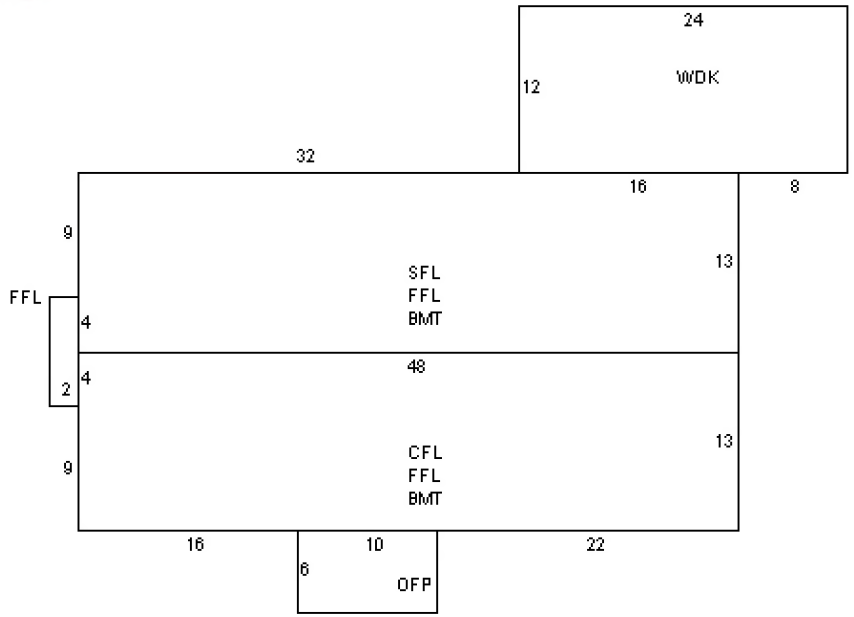
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.35
Special Features:	0	Val/Su Net:	100.05
Final Total:	411000	Val/Su SzAd	163.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,264	133.350	168,559
BMT	Basement	1,248	53.010	66,154
CFL	Cathflr	624	140.020	87,373
SFL	Second Floor	624	133.350	83,213
WDK	Deck	288	9.460	2,725
OFP	Open Porch	60	43.950	2,637

Net Sketched Area:	4,108			Total:	410,661
Size Ad	2512	Gross Are	4108	FinArea	3136

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: